

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Charleston County

State: SC

PJ's Total HOME Allocation Received: \$11,621,003

PJ's Size Grouping*: C

PJ Since (FY): 1998

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 10				
% of Funds Committed	97.56 %	95.72 %	4	93.41 %	83	87	
% of Funds Disbursed	86.20 %	83.43 %	5	84.68 %	46	48	
Leveraging Ratio for Rental Activities	32.2	6.07	1	4.72	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	87.88 %	1	80.76 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	60.08 %	66.09 %	6	68.18 %	30	30	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	97.44 %	82.84 %	3	80.32 %	84	89	
% of 0-30% AMI Renters to All Renters***	69.23 %	33.96 %	1	45.16 %	80	86	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	94.79 %	1	95.04 %	100	100	
Overall Ranking:			In State: 2 / 10		Nationally: 87 89		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$2,031	\$13,533		\$26,037	39 Units	7.70 %	
Homebuyer Unit	\$12,062	\$33,635		\$14,755	139 Units	27.30 %	
Homeowner-Rehab Unit	\$18,742	\$21,063		\$20,487	300 Units	58.90 %	
TBRA Unit	\$548	\$548		\$3,225	31 Units	6.10 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Charleston County SC

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$78,313	\$115,415	\$24,972
State:*	\$75,976	\$9,864	\$22,618
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ:	1.9 %
National Avg:	1.1 %

R.S. Means Cost Index: 0.82

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	53.8	24.6	5.3	0.0	Single/Non-Elderly:	0.0	56.2	32.3	0.0
Black/African American:	43.6	67.7	94.0	100.0	Elderly:	100.0	3.1	38.0	0.0
Asian:	0.0	0.0	0.0	0.0	Related/Single Parent:	0.0	24.6	8.3	100.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	0.0	13.1	16.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	0.0	3.1	5.3	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	3.1	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	2.6	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	0.0	4.6	0.7	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	87.2	29.2	35.7	3.2	Section 8:	100.0	0.0 [#]		
2 Persons:	12.8	17.7	22.7	19.4	HOME TBRA:	0.0			
3 Persons:	0.0	33.1	22.7	38.7	Other:	0.0			
4 Persons:	0.0	15.4	12.0	19.4	No Assistance:	0.0			
5 Persons:	0.0	3.8	3.7	12.9					
6 Persons:	0.0	0.8	2.0	3.2					
7 Persons:	0.0	0.0	1.0	3.2					
8 or more Persons:	0.0	0.0	0.3	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				15

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Charleston County State: SC Group Rank: 87
(Percentile)
State Rank: 2 / 10 PJs Overall Rank: 89
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	60.08	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	97.44	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	1.62	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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